NAME OF CITY: ALAMEDA, CALIFORNIA  
AREA DESCRIPTION: Level

FAVORABLE INFLUENCES:
Convenient to local and San Francisco transportation, local shopping districts, grammar schools, beach and recreational facilities.

DETREMENTAL INFLUENCES:
Distance to high school, proximity to Neptune Amusement Park with its consequent noises and crowds. Zoned for multiple unit dwellings.

INHABITANTS:
- Clerical, white-collar
  - Type: employees, service workers; Type: estimated annual family income $1200-2500
- Foreign-born: Various; 8% (Nationality)
- Infiltration of: Oriental threat; 3%
- Population is increasing; static

BUILDINGS:
- Cottages and apartments
  - Cottages: 20 yrs.
  - Type of construction: Frame, shingle & stucco
  - Average age: Apartments: 10 yrs.

HISTORY:
- 5-ram cottages
  - SALE VALUES
    - YEAR: 1929 level 100%
    - PREDOMINATING: APPROXIMATELY SAME AS C-35 FOR SINGLE-FAMILY HOME IN THE AREA
  - RENTAL VALUES
    - RANGE: 100%

SALES DEMAND:
- Fair
  - Single-family home
  - 5-ram cottage $2750

RENTAL DEMAND:
- Good
  - 5 & 6-ram cottage $30

NEW CONSTRUCTION:
- Types: Single-family home
  - Amount last year: 1 in 1936 at $8750

AVAILABILITY OF MORTGAGE NDS:
- Limited
  - Home purchase
  - Home building Limited

TREND OF DESIRABILITY NEXT 10-15 YEARS:
- Downward for homes, upward for apartment houses.

Clarifying Remarks:
There are many fine apartment houses in the district and room for more. Although there were none built in 1936, there will probably be a resumption in the near future, when work on new Naval Air Base at west end of Alameda is started. Area zoned multiple-family and runs largely to apartment houses. There are several blocks adjacent to Neptune and Webster Streets that should be considered HAZARDOUS from standpoint of loans on single-family residences.

Information for this form was obtained from:
- JOHN WARD, Realtor, Alameda; M.H. ROGERS, Building Inspector, CITY OF ALAMEDA; RALPH E. PRUITT; F. D. COURREMB, V.P. Oakland Federal Savings & Loan Association

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